

February 1, 1968

MEMORANDUM

TO: Boston Redevelopment Authority  
FROM: Hale Champion  
SUBJECT: ZONING REFERRALS

Re: Petition No. Z-1041  
Joseph Younis  
496 LaGrange Street, West Roxbury

Petitioner seeks an extension of a non-conforming use permit to legalize the addition of a shed dormer to the rear of a two-family dwelling in a Single Family (S-.5) district. The zoning code provides that a structural change of a non-conforming use requires the approval of the Board of Appeal. The shed dormer, which has been constructed, will be occupied as a family room and will not adversely affect the adjacent properties. In effect, the petitioner is seeking to legalize an existing condition. Approval is recommended.

VOTED: That in connection with Petition No. Z-1041, brought by Joseph Younis, 496 LaGrange Street, West Roxbury, for an extension of a non-conforming use permit to legalize the construction of a shed dormer to the rear of a two-family dwelling in a Single Family (S-.5) district, the Boston Redevelopment Authority has no objection to the granting of the petition. The structural change, which has occurred, is minor and will not adversely affect the adjacent properties.

Re: Petition No. Z-1042  
George Constantino  
25 Manila Avenue, Hyde Park

Petitioner seeks a forbidden use and four variances to change occupancy from a Single Family dwelling to a single family and beauty parlor in a Single Family (S-.5) district. The proposal violates the zoning code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 8-7	beauty parlor is forbidden in an S-.5 zone		
Sect. 14-2	lot area per additional dwelling unit is insufficient	4000	0
Sect. 18-1	front yard is insufficient	30	12
Sect. 19-1	side yard is insufficient	12	11.5
Sect. 20-1	rear yard is insufficient	50	20



Petitioner proposes to convert his home and to operate the beauty parlor in the basement. The use, which is forbidden in all residential districts, would be incompatible with the residential character of this neighborhood. Denial is recommended.

VOTED: That in connection with Petition No. Z-1042, brought by George Constantino, 25 Manila Avenue, Hyde Park, for a forbidden use and variances of insufficient lot area per additional dwelling unit, insufficient front yard, rear yard, and side yard, to change occupancy from a single family dwelling to a single family and a beauty parlor in a Single Family (S-.5) district, the Boston Redevelopment Authority is opposed to the granting of the petition. The proposed commercial use in the basement floor, is a forbidden use in all residential districts. The proposal is incompatible with the residential character of the neighborhood.

Re: Petition No. Z-1044  
Nathan Pearlman  
100-102 Charles Street, Boston

Petitioner seeks three variances to erect a one-story first floor addition to the rear of a building in a Local Business (L-2) district. The proposal violates the zoning code as follows:

		Req'd.	Proposed
Sect. 15-1	floor area ratio excessive	2.0	3.3
Sect. 17-1	usable open space insufficient	150	52
Sect. 18-4	rear yard on public alley is insufficient	20	0

The property, a five-story brick building is located at the corner of Charles and Pinckney Streets and contains 2 stores and 11 apartments. The petitioner's proposal to erect an addition, approximately 350 square feet, to the rear of the building would further increase the high density and land coverage on Beacon Hill. It would also be the only property in its block to extend beyond a uniform rear building line. Denial is recommended.

VOTED: That in connection with Petition No. Z-1044, brought by Nathan Pearlman, 100-102 Charles Street, Boston, for variances of excessive floor area ratio, insufficient usable open space, and insufficient front yard on public alley, to erect a one-story addition to the rear of the building, in a Local Business (L-2) district, the Boston Redevelopment



Authority is opposed to the granting of the petition. The proposal would further increase the density and land coverage on Beacon Hill and would disrupt the uniform rear building line in this block.

Re: Petition No. Z-1047  
Lauretta Bateman  
852 Adams Street, Dorchester

Petitioner seeks two variances to change occupancy from a one-family to two-family dwelling in a General Residence (R-.5) district. The proposal violates the zoning code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Sect. 14-1	Minimum lot area is insufficient	5000	4118
Sect. 14-2	lot area per additional dwelling unit insufficient	3000	0

The petitioner's home is a 2½ story wooden structure located at the corner of Adams Street and Gallivan Boulevard. The proposed conversion will not involve exterior changes. Similar two-family homes with the same approximate lot area (4100 square feet) exist on the street. The proposal, although increasing the occupant density of the land, will not adversely affect the neighborhood. Approval is recommended.

VOTED: That in connection with Petition No. Z-1047, brought by Lauretta Batemen, 852 Adams Street, Dorchester, for variances of insufficient minimum lot area and insufficient lot area per additional dwelling unit, to change occupancy from a one-family to a two-family dwelling in a General Residence (R-.5) district, the Boston Redevelopment Authority has no objection to the granting of the peittion. The proposed conversion will not involve exterior changes and will not adversely affect the neighborhood as similar homes exist on the street.

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